

MEMORANDUM

TO: City of Ann Arbor Planning Commission

FROM: Jeff Kahan, City Planner

SUBJECT: Zoning District for 1290 Dhu Varren Annexation/Zoning

DATE: For September 15, 2020 Planning Commission Meeting

The petitioner is requesting annexation and zoning to obtain approval for a child care center in the existing house on this 2.5-acre parcel at the southwest corner of Dhu Varren Road and Pontiac Trail. The site must be annexed before the City can act on the zoning and Special Exception Use (SEU) petition. The petitioner had submitted a zoning petition for R1A zoning. Since this would be the first annexed parcel in a large area of township islands, staff discussed the proposed zoning and determined that an R1D zoning district for the area would still allow the petitioner to propose an SEU for a child care center but would help establish a zoning district that would encourage smaller, more affordable parcels in the neighborhood, increase housing diversity, better support transit, and use land and infrastructure more efficiently.

Since the public notice and staff report reference different zoning districts, staff recommends approval of the annexation portion of this petition so it can proceed while postponing action on the zoning to the October 6, 2020 meeting.

Cc: Brett Lenart, Planning Manager
Petitioner